



Amberley Way, Streetly  
Sutton Coldfield, B74 3RN

**£165,000**

**\*\*\* A TWO BEDROOM GROUND FLOOR MAISONETTE FOR SALE WITH NO ONWARDS CHAIN \*\*\***

Offered with no onward chain, this well-presented two-bedroom ground floor maisonette is ideally located on the popular Amberley Way in Streetly. Perfectly positioned within close proximity to reputable local schools, Blackwood Park, shops, and convenient transport links, this property offers both comfort and convenience.

The maisonette is approached via a neatly maintained front garden, featuring a lawn and mature shrubbery borders. To the rear, it benefits from its own private south-facing courtyard-style garden, providing a peaceful outdoor retreat.

Internally, the accommodation comprises a welcoming entrance hall, a spacious open-plan living kitchen with sliding patio doors opening directly onto the rear garden, two generously sized double bedrooms, and a family bathroom.

This property is ideal for first-time buyers or buy-to-let investors seeking a well-located and low-maintenance home.

Early internal viewing is highly recommended to appreciate the space and potential this maisonette has to offer.

**Tenure: We can confirm the property is Leasehold.**

**Council Tax Band: We can confirm the Council Tax Band is B payable to Birmingham City Council.**

**Services Connected: Gas/Electric/Water/Drainage.**

**Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464**

**or via [Streetly@paulcarrestateagents.co.uk](mailto:Streetly@paulcarrestateagents.co.uk)**



## Accommodation

### Entrance Hall

### Open Plan Lounge/Kitchen

20' 6" (max) x 13' 6" (max) (6.24m x 4.11m)

### Bedroom One

14' 7" x 9' 9" (4.44m x 2.97m)

### Bedroom Two

11' 11" x 6' 11" (3.63m x 2.11m)

### Bathroom

6' 2" x 5' 5" (1.88m x 1.65m)

## Leasehold Information

Approx. 168 years remaining on the lease.

Combined service charge and ground rent  
£250 per annum.

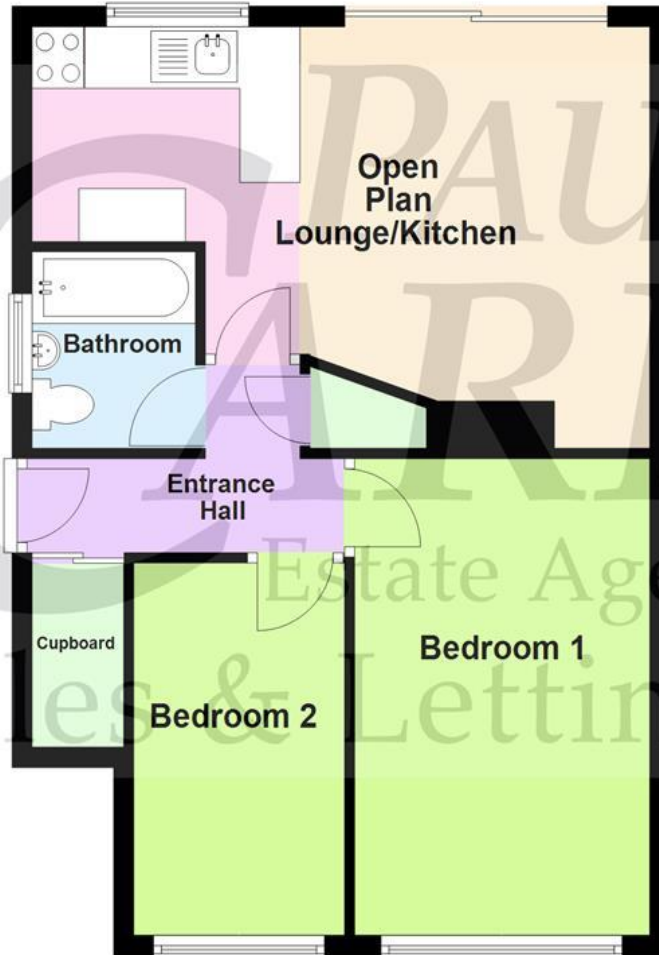




# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

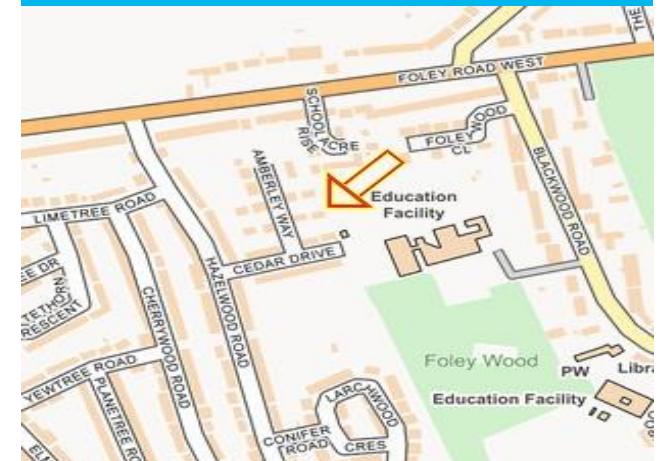
## Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 19th May 2025